

Permanent Building Committee  
Walpole Public Library – Pinnacle Room  
September 27, 2016

Minutes

PRESENT: Jack Conroy, Phil Wild, Ted Case, Bernie Goba, Jack Fisher, David Wildnauer

ALSO PRESENT: Bryan Jarvis, James Johnson, Thomas Gregory, Don Anderson, Lt. Zanghetti, Patrick Shield, Chief Bailey, Deputy Chief Barry

Mr. Conroy convened the meeting at 6:30 PM.

Approval of Minutes

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to approve the minutes of the September 13, 2016 Permanent Building Committee meeting.

Review of Draft Power Point Presentation for 10/4 Facilities Information Session

Referencing a handout, Mr. Johnson presented a draft of the Power Point slides he is preparing for the October 4<sup>th</sup> information session. The plan will be for Mr. Kraus to provide introductory comments and then Mr. Johnson and the respective architects will present the slides. A review of each of the slides followed. Mr. Johnson explained that the BOS voted to form committee to study the potential re-use of the current police station. Based on feedback provided by the project manager, Mr. Johnson estimates that it will cost \$4.7 - \$6.6M in construction costs for a complete renovation of the police station. Mr. Johnson explained that he has reached out to Friends of the Walpole Elders who will be in attendance on October 4<sup>th</sup> to show their support the COA building project.

Police Station Update

Mr. Jarvis distributed a project budget dated September 27, 2016. Mr. Johnson explained that he has increased both the construction contingency (to 10%) and the owner's project contingency (to 1.5%) for the police station project, given the possibility of unforeseen issues relative to the site. Additionally, the contamination contingency has been increased to \$200,000. Town Meeting will be asked to appropriate \$1,420,000 from Free Cash to complete the financing for the entire project. Referencing a handout titled "Walpole Police Headquarters – General Contractors Bid Tabulation," Mr. Jarvis explained that the low bid from Hutter Construction had to be rejected because the bid did not contain a bid bond. The next lowest bidder was M. O'Connor.

Mr. Johnson asked the PBC to consider voting in support of the warrant articles specifically related to the financing of all building projects.

On a motion by Mr. Conroy, second by Mr. Fisher, the Committee voted (6-0) to support Article 3 (police station).

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to support Article 4 (fire station).

On a motion by Mr. Conroy, second by Mr. Wild, the Committee voted (6-0) to support Article 5 (COA).

Mr. Johnson explained that a possible PBC meeting may occur on October 20<sup>th</sup> with the School Committee to discuss future school building needs and review of the MSBA timeline.

The Board of Selectmen will vote to sign the contract between the Town and M. O'Connor for the police station project. Mr. Jarvis will coordinate next steps.

#### Fire Station Update

Mr. Jarvis explained that a recent meeting took place with the Fire Department and the Department of Public Works to walk through the various steps involved in establishing a temporary operations for the fire department.

A pre-bid conference was held last Thursday at the Fire Station.

Three (3) addenda have been issued to date. The filed sub bid opening will take place on Thursday, September 29<sup>th</sup>, and the general contractor bid opening will take place on Thursday, October 6<sup>th</sup>.

Mr. Jarvis distributed a handout describing energy efficiencies planned for the fire station along with a LEED scorecard for each item. It was explained that this building would likely score in the silver category if LEED certification were formally pursued.

#### COA Update

Design review meetings continue to take place with Town staff and the architect. Small requests were made to alter the plans. Security and IT features are currently being finalized with the architect.

An inter-departmental review meeting has been scheduled with Town departments to take place on October 5<sup>th</sup>.

#### South Street Remediation Status Update

Referencing a handout titled "Blackburn & Union Privileges Site Project EOS Phase 2 Scope of Work dated September 21, 2016," Mr. Gregory explained that the slab removal / phase 2 remediation work on the east of South Street is scheduled to begin in two weeks and to be concluded by the third week in November. The Town will be paying for the costs associated with removal of "clean" slabs and the RP's will be paying for the work relative to dirty slab removal and dirty soil remediation. Viasant will be performing this work. When asked by Mr. Fisher, Mr. Gregory explained that if more dirty slabs are detected during the work phase, then in theory the Town would incur a reduced cost for the clean slab removal.

Mr. Gregory also explained that the Town awarded a contract to Anderson Electric for the installation of the lighting fixtures on the parking lot planned for the west of South Street. The RP's are responsible for the grading, site preparation, and paving of this parking lot. This agreement was reaching between the

Town and the RP's back in 2014. The RP's contractor has already mobilized on the west of South Street to commence this work.

Mr. Conroy advised that it would be wise to have the Town's consultant present at Town Meeting to answer questions specific to remediation activities at South Street.

#### Review of Meeting Schedule

The attached handout (below) was presented to the Committee to highlight upcoming meetings.

The next meeting will take place on October 4, 2016 at 6:30 PM.

The meeting adjourned at 7:15 PM.

Respectfully submitted,

Thomas Gregory  
Assistant Town Administrator

#### Referenced Materials

PBC Agenda

PBC Minutes of September 13, 2016

Compass handout "Project Update: 9/27/2016 Permanent Building Committee"

PPT Presentation "Municipal Facilities Presentation to Town Meeting Members" September 27, 2016

Walpole Police Station Total Project Budget dated September 27, 2016

Walpole Police Headquarters – General Contractors Bid Tabulation dated September 21, 2016

Compass handout "LEED v4 for BD+C: New Construction and Major Renovation" dated September 2016

Blackburn & Union Privileges Site Project EOS Phase 2 Scope of Work dated September 21, 2016

Permanent Building Committee Meeting Schedule Through December 2016



**TOWN OF WALPOLE**  
COMMONWEALTH OF MASSACHUSETTS

*Walpole Town Hall  
135 School Street  
Walpole, MA 02081  
Phone (508) 660-7289*

PERMANENT BUILDING COMMITTEE  
MEETING SCHEDULE THROUGH DECEMBER 2016

Information Meeting	October 4, 2016	6:30 PM	Community Room, Library
PBC Meeting	October 11, 2016	6:30 PM	Children's Room, Library
Finance Committee	October 6, 2016	7:00 PM	Town Hall, Room 112
Finance Committee	October 13, 2016	7:00 PM	Town Hall, Room 112
Fall Town Meeting	October 17, 2016	7:30 PM	Walpole High School
PBC Meeting	October 25, 2016	6:30 PM	Pinnacle Room, Library
PBC Meeting	November 8, 2016	6:30 PM	Community Room, Library
PBC Meeting	November 22, 2016	6:30 PM	Pinnacle Room, Library
PBC Meeting	December 13, 2016	6:30 PM	Community Room, Library
PBC Meeting	December 27, 2016	6:30 PM	Community Room, Library